

0188433333



# The Malthouse, Cullompton,

This newly constructed and highly individual home nestles in a remarkable tucked away, gated location close to the town centre amenities and M5 for commuting. The upside down accommodation comprises two generous bedrooms and a stylish bathroom on the ground floor, warmed by underfloor heating, whilst upstairs enjoys a magnificent open plan kitchen/dining/living room with vaulted ceiling, creating a wonderful sense of space. Outside, the easy to maintain garden is amazingly private and ideal for enjoying the early evening sun. An early viewing of this unique modern home is strongly advised for both first time buyers and those looking for a secure lock up and leave.

## Asking Price £215,000

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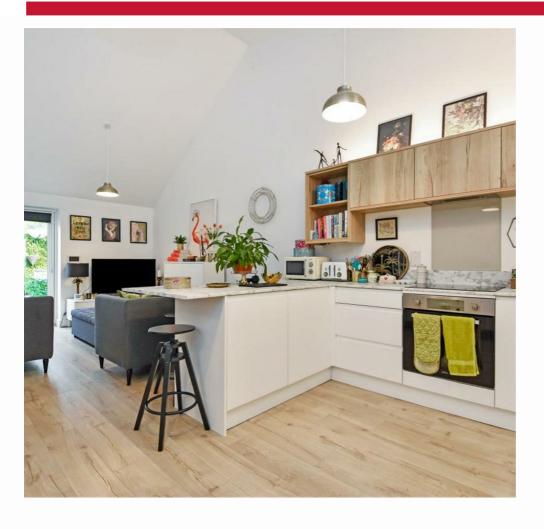


#### Situation and Amenities

Within easy reach of High Street shops, supermarkets, primary school and doctors' surgeries. Cullompton also boasts an award winning butcher (Veyseys of Cullompton), award winning coffee shop (The Bake House), a modern library, sports centre and community centre. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. The comparatively central mid Devon location places the picturesque national parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on 01884 33333





### **Bullet Points**

Newly constructed town centre property
Charming characterful modern accommodation
Stunning vaulted first floor Kitchen/Dining/Living Room
Kitchen with integrated appliances
Two ground floor Double Bedrooms
Contemporary Family Bathroom
Underfloor heating to the ground floor
Charming secluded garden
Tucked away courtyard
Gas central heating and double glazing
An ideal "lock-up-and-leave"
Perfect for first time buyers
Secure gated development
15 miles Exeter, 18 miles Taunton
Tiverton Parkway Railway Station 6 miles
EPC rating "B"

#### On The Ground Floor

Council Tax Band "B'

Part glazed UPVC front door to

Generous "L" Shaped Hall with timber effect flooring, underfloor heating, video intercom system, returning staircase leading to first floor.

Bedroom 1 a double room with outlook to the front, triple fitted wardrobe with hanging rail and shelving, underfloor heating.

Bedroom 2 another smaller double room, frosted glass window to the rear, timber effect flooring, underfloor heating.

Bathroom beautifully fitted in contemporary style with white suite comprising W.C. with concealed cistern, bath with mains mixer shower over, basin with storage beneath, tiled flooring, underfloor heating, extractor fan.















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